



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

June 20, 2013

TO: Pat Hachiya  
Hearing Officer

FROM: Michele Bush  
Zoning Permits East Section

**SUBJECT: Revised Materials**  
**PROJECT NO. R2012-02424-(1)**  
**CONDITIONAL USE PERMIT NO. 201200143**  
**July 2, 2013 Public Hearing**  
**Agenda Item No. 2**

Revised materials for the abovementioned Conditional Use Permit application have been prepared for the July 2, 2013 Hearing Officer public hearing. The revised materials include:

- 1) Project Summary
- 2) Draft Findings
- 3) Draft Conditions of Approval
- 4) Staff Analysis
- 5) County Sheriff's Department Report
- 6) County Fire Department Clearance Letter

Should you have any questions regarding this item, please contact the case planner, Michele Bush, at (213) 974-6435 or via email at [mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov).

MM:mrB



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**      **HEARING DATE**  
R2012-02424-(1)      7/2/2013

**REQUESTED ENTITLEMENTS**  
Conditional Use Permit 201200143

## PROJECT SUMMARY

**OWNER / APPLICANT**  
Covina Hills MHC LP

**MAP/EXHIBIT DATE**  
10/10/2012

### PROJECT OVERVIEW

The project request is to authorize the continued use of a 500 space mobilehome park (no age restriction applies) on 73.12 acres. The project consists of a common area with two swimming pools, two clubhouses with kitchens, a basketball court, a children's playground, banquet rooms, meeting rooms, a fitness room, saunas, a laundry room and restrooms. Interior streets are 30 feet wide, with gutters and underground utilities, tandem 2-car parking is provided for each mobilehome site. The mobilehome park was developed under ZEC 9648-(1), which was approved on November 18, 1970. The previous approval expired on November 18, 1995. No alterations are proposed as a part of this request.

#### LOCATION

17350 E. Temple Avenue, unincorporated La Puente, South San Jose Hills

#### ACCESS

E. Temple Avenue

#### ASSESSORS PARCEL NUMBER(S)

8730-005-014; 8730-005-016; 8730-005-017;  
8730-005-018 and 8730-022-003

#### SITE AREA

73.12 Acres

#### GENERAL PLAN / LOCAL PLAN

Countywide Land Use Policy

#### ZONED DISTRICT

Puente

#### LAND USE DESIGNATION

2-Low/Medium Density Residential (6 to 12 du/ac)

#### ZONE

A-1-5 (Light Agricultural), A-1-6000 (Light Agricultural) and A-2-5 (Heavy Agricultural)

#### PROPOSED UNITS

500 existing

#### MAX DENSITY/UNITS

11.85/865

#### COMMUNITY STANDARDS DISTRICT

N/A

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption-Existing Facilities

### CASE STATUS

Public Hearing Scheduled

#### CASE PLANNER:

Michele Bush

#### PHONE NUMBER:

(213) 974-6435

#### E-MAIL ADDRESS:

mbush@planning.lacounty.gov

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-02424-(1)  
CONDITIONAL USE PERMIT NO. 201200143**

1. **ENTITLEMENT REQUESTED.** The applicant, Covina Hills MHC LP, is requesting a Conditional Use Permit (CUP) to authorize the continued use of a 500 space mobilehome park pursuant to County Code Section 22.20.290 in the A-1-5 (Light Agricultural – Five Acre Minimum required Lot Area) and A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area) and A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) Zones.
2. **HEARING DATE.** July 2, 2013
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly noticed public hearing was held on July 2, 2013 before Hearing Officer Pat Hachiya.
4. **PROJECT DESCRIPTION.** The project request is to authorize the continued use of a 500 space mobilehome park (no age restriction applies) on 73.12 acres. The mobilehome park was developed under ZEC 9648-(1), which was approved on November 18, 1970. The previous approval expired on November 18, 1995. No alterations are proposed as a part of this request.
5. **LOCATION.** 17350 E. Temple Avenue, Unincorporated La Puente
6. **SITE PLAN DESCRIPTION.** The site plan depicts the 73.12-acre project site developed with the existing 500 space mobilehome park. The site consists of a common area with two swimming pools, two clubhouses with kitchens, a basketball court, a children's playground, banquet rooms, meeting rooms, a fitness room, saunas, a laundry room and restrooms. Interior streets are 30 feet wide, with gutters and underground utilities. Tandem 2-car parking is provided for each mobilehome site and 172 guest parking spaces are located throughout the project site. There are also 30 parking spaces provided for tenants' recreational vehicles or visitors. The site is located within a perimeter block wall that varies in height from five to six feet, to 42 inches at certain locations, per the previous approval. Primary access to the property is via a driveway along East Temple Avenue. Secondary, emergency access, is located off of Wintonwood Lane.
7. **EXISTING ZONING.** The project site is currently zoned A-1-5 and A-1-6,000 (Light Agricultural) and A-2-5 (Heavy Agricultural). Surrounding properties are zoned as follows:  
  
North: A-1-5 (Light Agricultural) and A-2-5 (Heavy Agricultural)  
South: A-1-6,000 (Light Agricultural) and R-1-6,000 (Single-Family Residence)  
East: City of West Covina  
West: City of Industry

8. **EXISTING LAND USES.** The project site is currently used as a mobilehome park. Surrounding property uses are as follows:
- North: Religious Institution and Multi-Family Residential  
South: Single-Family Residential  
East: Single-Family Residential  
West: Golf Course
9. **PREVIOUS CASES/ZONING HISTORY.** On November 18, 1970, the Regional Planning Commission approved Zoning Exception Case (ZEC) No. 9648-(1) to permit the development of a 500 space mobilehome park with appurtenant facilities. On July 20, 1971, the Regional Planning Commission approved ZEC 9723-(1) to modify two conditions of the previously approved Zoning Exception Case (ZEC 9648-(1)), to allow two 10X20 feet double-faced temporary signs and a reduction in the five to six foot-high perimeter wall heights to 42 inches at certain locations due to the topography of the land. The previous approval, ZEC 9648-(1), expired on November 18, 1995.
10. **GENERAL PLAN CONSISTENCY.** The project site is located within the 2-Low/Medium Density Residential (6 to 12 dwelling units per acre) of the Countywide Land Use Plan. The 2-Low/Medium Density Residential land use designation is intended for small lot single-family residences, twinhomes, duplexes, townhouse development and housing alternatives, at densities ranging from six to twelve units per gross acre. At 500 units, the project is developed at approximately seven units per acre which meets the requirements of the Countywide Land Use Plan designation.
11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The subject project is located in the A-1-5 and A-1-6,000 (Light Agricultural) and A-2-5 (Heavy Agricultural) Zones. A mobilehome park is allowed in the A-1 and A-2 Zones with a Conditional Use Permit.

Parking

Pursuant to Section 22.52.1150 of the County Code, every mobilehome site shall have two standard automobile parking spaces, plus adequate access thereto. Such spaces, if developed in tandem, shall be a minimum of eight feet wide and a total of 36 feet long. The current use is in compliance with this requirement; in addition guest parking spaces shall be provided at the ratio of one standard size automobile parking space for each four mobilehome sites. The current use requires 125 guest parking spaces, 172 are provided. The project also provides two handicapped accessible spaces which will be maintained on the project site. There are also 30 additional parking spaces provided for tenants' recreational vehicles and visitors.

Height Limits

Pursuant to Sections 22.24.110 and 22.24.170 of the County Code, every residence in Zone A-1 and A-2 shall have a height of not to exceed 35 feet above

grade, except for chimneys and rooftop antennas. The project was designed to meet this requirement and is in compliance with this requirement.

Mobilehome Parks

Pursuant to Section 22.52.200 of the County Code, every Conditional Use Permit for a mobilehome park shall be subject to the following requirements:

- No site within the mobilehome park shall have direct vehicular access to a public street bordering the development and at least two access points to a public street or highway shall be provided which can be used by emergency vehicles. The project was designed to meet the requirements and is in compliance with the requirements.
- Automobile parking spaces in a mobilehome park shall be provided as specified in Part 11 of the County Code. The project is in compliance with the parking requirements of the County Code.
- Local park space, which may be private, shall be provided to serve the mobilehome park, or a fee shall be paid in lieu thereof. The project consists of a recreational area to serve residents of the park which meets this requirement.

In addition to the required development standards, the mobilehome park should be designed in keeping with the following design principles, as applicable:

- Driveways shall be laid out in a manner to provide safe and convenient access to residences by automobiles, emergency and service vehicles; and principal vehicular access points shall be designed to encourage smooth traffic. Merging and turnout lanes, traffic signals and/or traffic dividers shall be required where existing or anticipated heavy flows indicate need. In general, driveways shall be designed in such a way as to discourage substantial amounts of through traffic. The project was designed to meet these requirements.
- Driveway crossings shall be held to a minimum of walkways and shall be located and designed to provide safety, and shall be appropriately marked and otherwise safeguarded; and ways for pedestrians and cyclists, appropriately located, designed, and constructed may be combined with other easements and used by emergency, maintenance, or service vehicles, but shall not be used by other automobile traffic. The project was designed to meet these requirements.
- Approval of a conditional use permit for a mobilehome park shall not relieve the applicant or successors in interest from complying with all other applicable statutes, ordinances, rules and regulations, including Title 25 of the State Administrative Code and Part 2.1 of Division 13 of the Health and Safety Code of the State.

- When a mobilehome park, which is constituted only of spaces rented to mobilehomes, has not incurred excessive rent increases and is in substantial compliance with all of the conditions of approval, the permit, at the request of the property owner and upon investigation and verification by the director, may be extended for additional periods of time; each extension shall not exceed five years. Excessive rent increases shall be determined by the Los Angeles County mediation panels, mandatory groups established to formulate nonbinding resolutions to rental disputes.
- When a mobilehome park, which has been constituted of only rental spaces is in substantial compliance with all conditions of approval and steps have been taken toward conversion to an ownership form of mobilehome park, the permit may be extended for additional periods of time in increments of one year at the request of the property owner and upon investigation and verification by the planning director.
- When a mobilehome park which has been constituted of only rental spaces has completed a conversion to 51 percent owner-occupancy, all time limits established by the original permit may be waived at the request of the property owner and upon investigation and verification by the director.

The mobilehome park was designed in keeping with the applicable design principles.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The subject property consists of the mobilehome park use. Surrounding land uses consists of a religious institution and multi-family residential to the north, single-family residential to the south and east, and a golf course to the west. The existing use of the property is consistent and compatible with the surrounding community.
13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** Based on comments in a letter from the County of Los Angeles Department of Parks and Recreation, dated March 28, 2013, the proposed project will not impact the facilities of the Department.

Based on comments in a letter from the County of Los Angeles Department of Public Health, dated April 12, 2012, the Environmental Health Division recommends approval of this Conditional Use Permit.

Based on comments in a letter from the County of Los Angeles Department of Public Works, dated May 28, 2013, Public Works recommends approval of this Conditional Use Permit.

Based on comments in a letter from the County of Los Angeles Fire Department, dated June 18, 2013, the fire flow is adequate for this project and the proposed project is cleared to proceed to public hearing.

The County of Los Angeles Industry Station, researched the database for the subject property, from May 27, 2008 to May 27, 2013, and 409 reports were made and 1,835 calls for service were received from the mobilehome park. The Sheriff's report is attached.

The Sheriff's Department has indicated they have no objection to the renewal of this permit.

14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** Staff has not received comments from other agencies regarding the subject project.
15. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
16. **PUBLIC COMMENTS.** Staff has received several calls from residents of the mobilehome park with general questions regarding the nature of the project request. Staff received one phone call and one email expressing concerns with crimes centered around the area of the mobilehome park, mainly, property vandalism, graffiti, littering and loitering at the site.

#### **CONDITIONAL USE PERMIT SPECIFIC FINDINGS**

17. The Countywide Land Use Plan designation of the subject property is 2-Low/Medium Density Residential (6 to 12 dwelling units per acre). Typical land use patterns in this classification include small lot single-family residences, twinhomes, duplexes, townhouse developments and housing alternatives, at densities ranging from six to twelve units per gross acre. At 500 units, the project is developed at approximately seven units per acre.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

18. The existing mobilehome park has been operating on-site for over 40 years. The park is well maintained with perimeter walls and amenities for park residents, including two swimming pools, two club houses, a gym and a playground. The park provides for up to 500 low-cost, affordable housing units in an attractive and satisfactory environment. Each unit has two parking spaces and ample guest parking which prevents residents from parking outside the park.

Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

19. There are no changes proposed at the park. With over 73 acres, the site is more than adequate in size and shape to accommodate the various development standards required by the ordinance in order to integrate the existing use with other uses in the area. Most importantly, the park has existed for 40 years without creating conflicts with other use types in the surrounding area.

Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

20. The park site is more than adequately served by the park's entrance on Temple Avenue. Continued use of the subject site as a mobilehome park will not increase traffic on nearby streets because there are no proposed changes.

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

#### ENVIRONMENTAL DETERMINATION

21. The project site consists of an existing mobilehome park. No alterations or modifications are proposed to the existing structures.

Therefore, the project qualifies as a Categorical Exemption (Class 1, Existing Facilities) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

22. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 20 years.

23. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

#### BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and



- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

**HEARING OFFICER ACTION:**

- 1. The Hearing Officer has considered the Categorical Exemption Class 1 – Existing Facilities for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of project does not have a significant effect on the environment.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 201200143 is **Approved** subject to the attached conditions.

MM:mrh  
07/02/13

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-02424-(1)  
CONDITIONAL USE PERMIT NO. 201200143**

**PROJECT DESCRIPTION**

The project is a request is to authorize the continued use of a 500 space mobilehome park (no age restriction applies) on 73.12 acres. The mobilehome park was developed under ZEC 9648-(1), which was approved on November 18, 1970. The previous approval expired on November 18, 1995. No alterations are proposed as a part of this request subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5 and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on July 2, 2033.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the 500 space mobilehome park and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with

the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$2,000.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for 10 biennial inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the continued use of a 500 space mobilehome park and appurtenant facilities.
20. The permittee shall maintain parking as required by the County Code, calculated at a parking ratio of 2 standard spaces per mobilehome site. Guest parking spaces shall be maintained at the ratio of one standard space for each four mobilehome sites for a total of 125 guest parking spaces.
21. Parking for recreational vehicles shall be limited to storage for tenants' vehicles only.
22. All mobilehomes within the park shall be skirted; all hitches shall be concealed and all tanks and mechanical equipment shall be screened or otherwise concealed.
23. No mobilehome shall be used for any commercial purposes.
24. There shall be no commercial uses except those uses which are appurtenant and necessary to facilitate the operation of a mobilehome park.
25. Recreational facilities shall be used only by residents of the mobilehome park and their guests, except that the baseball diamond may be used by the adjacent church.
26. The subject property shall remain under one ownership.
27. All exterior lights above wall height shall be shielded and directed away from adjacent residential development.

28. Mobilehomes shall not contain more than one dwelling unit per mobilehome site.
29. The number of mobilehome spaces shall be limited to a maximum of 500.
30. The perimeter wall shall be maintained.
31. Street widths shall be maintained as shown on the site plan.
32. All mobilehome spaces shall be maintained and free of debris, overgrown weeds, junk and garbage.
33. The permittee shall comply with all conditions set forth in the attached County Public Health letter dated April 12, 2012; Public Works letter dated May 28, 2013; Fire letter dated June 18, 2013.

Attachments:

Public Health letter dated April 12, 2012  
Public Works letter dated May 28, 2013  
Fire letter dated June 18, 2013

**ENTITLEMENTS REQUESTED**

- The applicant, Covina Hills MHC LP, is requesting a Conditional Use Permit (CUP) to authorize the continued use of a 500 space mobilehome park pursuant to County Code Section 22.20.290 in the A-1-5 (Light Agricultural – Five Acre Minimum required Lot Area) and A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area) and A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) Zones.

**PROJECT DESCRIPTION**

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The site plan depicts the 73.12-acre project site developed with the existing 500 space mobilehome park. The site consists of a common area with two swimming pools, two clubhouses with kitchens, a basketball court, a children's playground, banquet rooms, meeting rooms, a fitness room, saunas, a laundry room and restrooms. Interior streets are 30 feet wide, with gutters and underground utilities. Tandem 2-car parking is provided for each mobilehome site and 172 guest parking spaces are located throughout the project site. There are also 30 parking spaces provided for tenants' recreational vehicles or visitors. The site is located within a perimeter block wall that varies in height from five to six feet, to 42 inches at certain locations, per the previous approval. Primary access to the property is via a driveway along East Temple Avenue. Secondary, emergency access, is located off of Wintonwood Lane.

**EXISTING ZONING**

The subject property is zoned A-1-5 and A-1-6,000 (Light Agricultural) and A-2-5 (Heavy Agricultural).

Surrounding properties are zoned as follows:

North: A-1-5 (Light Agricultural) and A-2-5 (Heavy Agricultural)

South: A-1-6,000 (Light Agricultural) and R-1-6,000 (Single-Family Residence)

East: City of West Covina

West: City of Industry

**EXISTING LAND USES**

The subject property is developed with a mobilehome park.

Surrounding properties are developed as follows:

North: Religious institution and Multi-family residential

South: Single-family Residential

East: Single-family Residential

West: Golf course

**PREVIOUS CASES/ZONING HISTORY**

On November 18, 1970, the Regional Planning Commission approved Zoning Exception Case (ZEC) No. 9648-(1) to permit the development of a 500 space mobilehome park with appurtenant facilities. On July 20, 1971, the Regional Planning Commission approved ZEC

9723-(1) to modify two conditions of the previously approved Zoning Exception Case (ZEC 9648-(1)), to allow two 10X20 feet double-faced temporary signs and a reduction in the perimeter wall heights. The previous approval, ZEC 9648-(1), expired on November 18, 1995.

### **ENVIRONMENTAL DETERMINATION**

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project site consists of an existing mobilehome park. No alterations or modifications are proposed to the existing structures. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

### **STAFF EVALUATION**

#### General Plan Consistency

The project site is located within the 2 – Low/Medium Density Residential (6 to 12 dwelling units per acre) land use category of the Countywide Land Use Plan. This designation is intended for small lot single-family residences, twinhomes, duplexes, townhouse development and housing alternatives, at densities ranging from six to twelve units per gross acre. The mobilehome park consists of 500 units. The project is developed at approximately seven units per acre and is therefore consistent with the permitted uses of the underlying land use category.

The following policy of the General Plan are applicable to the proposed project:

- *Land Use and Urban Development Pattern*  
Maintain and conserve sound existing development.

#### Zoning Ordinance and Development Standards Compliance

Pursuant to Sections 22.52.1150, 22.52.530, 22.24.110 and 22.24.170 of the County Code, mobilehome sites are subject to the following development standards:

- Every mobilehome site shall have two standard automobile parking spaces, plus adequate access thereto. Such spaces, if developed in tandem, shall be a minimum of eight feet wide and a total of 36 feet long. The current use is in compliance with this requirement.
- Guest parking spaces shall be provided at the ratio of one standard size automobile parking space for each four mobilehome sites. The current use requires 125 guest parking spaces, 172 are provided. The project also provides two handicapped accessible spaces which will be maintained on the project site.
- Every residence shall have a height of not to exceed 35 feet above grade, except for chimneys and rooftop antennas. The project was designed to meet this requirement and is in compliance with this requirement.

Pursuant to Section 22.52.200 of the County Code, every Conditional Use Permit for a mobilehome park shall be subject to the following requirements:

- No site within the mobilehome park shall have direct vehicular access to a public street bordering the development and at least two access points to a public street or



highway shall be provided which can be used by emergency vehicles. The project was designed to meet the requirements and is in compliance with the requirements.

- Automobile parking spaces in a mobilehome park shall be provided as specified in Part 11 of the County Code. The project is in compliance with the parking requirements of the County Code.
- Local park space, which may be private, shall be provided to serve the mobilehome park, or a fee shall be paid in lieu thereof. The project consists of a recreational area to serve residents of the park which meets this requirement.

In addition to the required development standards, the mobilehome park should be designed in keeping with the following design principles, as applicable:

- Driveways shall be laid out in a manner to provide safe and convenient access to residences by automobiles, emergency and service vehicles; and principal vehicular access points shall be designed to encourage smooth traffic. Merging and turnout lanes, traffic signals and/or traffic dividers shall be required where existing or anticipated heavy flows indicate need. In general, driveways shall be designed in such a way as to discourage substantial amounts of through traffic. The project was designed to meet these requirements.
- Driveway crossings shall be held to a minimum of walkways and shall be located and designed to provide safety, and shall be appropriately marked and otherwise safeguarded; and ways for pedestrians and cyclists, appropriately located, designed, and constructed may be combined with other easements and used by emergency, maintenance, or service vehicles, but shall not be used by other automobile traffic. The project was designed to meet these requirements.
- Approval of a conditional use permit for a mobilehome park shall not relieve the applicant or successors in interest from complying with all other applicable statutes, ordinances, rules and regulations, including Title 25 of the State Administrative Code and Part 2.1 of Division 13 of the Health and Safety Code of the State.
- When a mobilehome park, which is constituted only of spaces rented to mobilehomes, has not incurred excessive rent increases and is in substantial compliance with all of the conditions of approval, the permit, at the request of the property owner and upon investigation and verification by the director, may be extended for additional periods of time; each extension shall not exceed five years. Excessive rent increases shall be determined by the Los Angeles County mediation panels, mandatory groups established to formulate nonbinding resolutions to rental disputes.
- When a mobilehome park, which has been constituted of only rental spaces is in substantial compliance with all conditions of approval and steps have been taken toward conversion to an ownership form of mobilehome park, the permit may be extended for additional periods of time in increments of one year at the request of the property owner and upon investigation and verification by the planning director.

- When a mobilehome park which has been constituted of only rental spaces has completed a conversion to 51 percent owner-occupancy, all time limits established by the original permit may be waived at the request of the property owner and upon investigation and verification by the director.

The mobilehome park was designed in keeping with the applicable design principles.

**Burden of Proof**

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

**Neighborhood Impact/Land Use Compatibility**

The subject property consists of the mobilehome park use. Surrounding land uses consists of a religious institution and multi-family residential to the north, single-family residential to the south and east, and a golf course to the west.

The existing mobilehome park has been operating on-site for over 40 years. The park is well maintained with perimeter walls and amenities for park residents, including two swimming pools, two club houses, a gym and a playground. The park provides for up to 500 low-cost, affordable housing units in an attractive and satisfactory environment. Each unit has two parking spaces and ample guest parking which prevents residents from parking outside the park.

There are no changes proposed at the park. With over 73 acres, the site is more than adequate in size and shape to accommodate the various development standards required by the ordinance in order to integrate the existing use with other uses in the area.

The park site is more than adequately served by the park's entrance on Temple Avenue. Continued use of the subject site as a mobilehome park will not increase traffic on nearby streets because there are no proposed changes.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

Based on comments in a letter from the County of Los Angeles Department of Parks and Recreation, dated March 28, 2013, the proposed project will not impact the facilities of the Department.

Based on comments in a letter from the County of Los Angeles Department of Public Health, dated April 12, 2012, the Environmental Health Division recommends approval of this Conditional Use Permit.

Based on comments in a letter from the County of Los Angeles Department of Public Works, dated May 28, 2013, Public Works recommends approval of this Conditional Use Permit.

Based on comments in a letter from the County of Los Angeles Fire Department, dated June 18, 2013, the fire flow is adequate for this project and the proposed project is cleared to proceed to public hearing.

The County of Los Angeles Industry Station, researched the database for the subject property, from May 27, 2008 to May 27, 2013, and 409 reports were made and 1,835 calls for service were received from the mobilehome park. The Sheriff's report is attached.

The Sheriff's Department has indicated they have no objection to the renewal of this permit.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

**PUBLIC COMMENTS**

Staff has received several calls from residents of the mobilehome park with general questions regarding the nature of the project request. Staff received one phone call and one email expressing concerns with crimes centered around the area of the mobilehome park, mainly, property vandalism, graffiti, littering and loitering at the site.

**FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

**STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2012-02424-(1), Conditional Use Permit Number 201200143, subject to the attached conditions.

Prepared by Michele Bush, Principal Regional Planner, Zoning Permits East Section  
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

**Attachments:**

Draft Findings, Draft Conditions of Approval  
Applicant's Burden of Proof Statement  
Correspondence  
Site Photographs, Aerial Image  
Site Plan, Land Use Map

MM:mrh  
07/02/13

Location: 17350 Temple Ave; East Valinda  
Date range: 05/27/2008 to 05/27/2013 (5 years)

Reports at the location: 409

- 2 rapes
- 3 robberies
- 2 domestic violence cases
- 7 aggravated assaults with deadly weapons
- 56 residential burglaries
- 4 other-structure burglaries
- 11 grand thefts
- 3 grand theft autos
- 19 fraud or identity thefts
- 7 miscellaneous sex felonies
- 15 non-aggravated assaults
- 5 weapon law violations
- 5 family offenses (elder or non-violent domestic)
- 19 narcotic related incidents
- 7 liquor law/loitering/drunk in public
- 3 misdemeanor vehicle citations
- 44 vandalisms
- 1 arson
- 9 miscellaneous felonies
- 2 vehicle burglaries
- 15 petty thefts
- 3 miscellaneous misdemeanors
- 10 missing adults/juveniles
- 9 suspected child abuse reports
- 13 non-criminal, information reports
- 3 mentally ill incidents
- 3 persons dead reports; 1 natural, 2 unknown causes
- 84 vehicles repossessed
- 3 missing/stolen/found license plates
- 9 elder abuse incidents
- 3 recovered stolen vehicles
- 22 vehicles stored or impounded

Calls-for-Service: 1835 calls

- Parking violation: 1
- Speeding: 2
- Citizen detaining misdemeanor suspect: 1
- Business disturbance: 5
- Shooting at inhabited dwelling: 1
- Rape: 5
- Forgery: 5
- Kidnapping: 1
- Gangster type persons: 4
- Violent/insane person: 1
- Firecrackers: 5
- Drunk driving: 1

- Illegal shooting: 8
- General disturbance: 57
- Abandoned vehicle: 1
- Family disturbance: 102
- Fight: 22
- Person with a gun: 8
- Criminal threats: 7
- Patrol checks: 308
- Traffic/Pedestrian stop: 32
- Traffic collisions: 5
- Dead body: 2
- Radar enforcement: 1
- Missing/Found person: 30
- Suspicious persons: 101
- Burglary reports: 73
- Burglary now: 11
- Burglary alarm: 28
- Spousal incidents: 20
- Trespassing: 21
- Investigative follow-up: 50
- Assist other units/departments: 56
- See-the-person calls: 122
- Call-for-Fire: 178
- Parties: 55
- Boyfriend/girlfriend disturbance: 15
- Neighbors arguing: 26
- Landlord dispute: 10
- Prowlers: 2
- Vandalism: 74
- Drunk: 12
- Keep-the-Peace: 23
- ID theft: 23
- Suspect child abuse: 31
- Sex crimes against children: 4
- Harassing/threatening phone calls: 3
- Robbery: 4
- Juvenile disturbance: 17
- Assault: 9
- Battery: 14
- 911 hang-up: 28
- GTA report/recovery: 9
- Found/Lost property: 11
- Theft (grand/petty): 39
- Restraining order violations: 21
- Attempt/Completed Suicide: 16
- Fire: 17
- Elder abuse: 21

**COUNTY OF LOS ANGELES FIRE DEPARTMENT****Fire Prevention Division – Land Development Unit**

5823 Rickenbacker Road

Commerce, California 90040-3027

Office (323) 890-4243, Fax (323) 890-9783

**DATE:** June 18, 2013**SITE PLAN DATE:** 10/10/12**TO:** Department of Regional Planning  
Zoning Permits - Michelle Bush**PROJECT #:** R2012-02424**LOCATION:** 17530 East Temple Avenue, La Puente (unincorporated)

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☒ The required fire flow for this development is **1250** gallons per minute for **2** hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. **1** Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

Install \_\_\_\_ public fire hydrant(s).

Install \_\_\_\_ private on-site fire hydrant(s).

Provide Fire Flow Test for \_\_\_\_ existing public fire hydrant(s).

- ☒ **Water:** The fire flow is adequate for this project.

**As noted on the revised site plan, per the California Vehicle Code 22514, "No person shall stop, park, or leave standing any vehicle within 15 feet of a fire hydrant".**

**As noted on the revised site plan, remove the parking stalls adjacent to fire hydrant on Paseo Monte Caving, between Calle Monte Verde & Calle Delcoazon; adjacent to the fire hydrant on Camino Grande at Via Estrelta; and remove the speed bump in front of the fire hydrant on Camino Grande at Via Del Vista. Final compliance of the removal of the parking stalls shall be within 60 days of the public hearing approval.**

- ☒ **Access:** As noted on the revised site plan, the parking locations on the following roads shall be removed within 60 days of the public hearing approval:

**Via Jardin, between Paseo Del Monte & Camino Grande  
On Calle Monte Verde, South of Paseo Monte Verde  
On Paseo Monte Caving, Northeast of Calle De Amoigos  
On Camino Grande at varies locations**

- ☒ **Conditions for Approval:** If the applicant proposes to change the name of a street(s), the proposed name change(s) for an onsite street(s) shall be submitted to the Department of Public Works - Mapping & GIS Services Section.

- ☒ **Comments:** The proposed project is "cleared" to proceed to public hearing.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Wally Collins*